

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

SEPTEMBER 8, 2016

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 8th day of September, 2016. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chairman Andy Sherrer called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Sandy Bahan
Roberta Pailes
Andy Sherrer
Lark Zink
Dave Boeck
Tom Knotts
Neil Robinson

MEMBERS ABSENT

Erin Williford
Chris Lewis

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Andi's Starr, Planner II
Roné Tromble, Recording Secretary
Rick Hoffstatter, GIS Analyst I
Jeanne Snider, Asst. City Attorney
Ken Danner, Subdivision Development
Manager
Drew Norlin, Asst. Development Coordinator
Terry Floyd, Development Coordinator

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CONSENT ITEMS

Chairman Sherrer announced that the Consent Docket consisted of the following items:

Item No. 2, being:

APPROVAL OF THE AUGUST 11, 2016 REGULAR SESSION MINUTES

Item No. 3, being:

COS-1617-1 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY GARY NABORS, JR. (VMI INSPECTIONS) FOR MORNING DOVE ACRES, WITH A VARIANCE IN THE PRIVATE ROAD WIDTH FROM 20' TO 12', FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 96TH AVENUE S.E. AND POST OAK ROAD.

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Chairman Sherrer asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, he asked whether any member of the audience wished to remove any item from the Consent Docket. There being none, he asked for discussion by the Planning Commission.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to approve the Consent Docket as presented. Sandy Bahan seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Roberta Pailles, Andy Sherrer, Lark Zink, Dave Boeck, Tom Knotts, Neil Robinson
NAYES	None
MEMBERS ABSENT	Erin Williford, Chris Lewis

Ms. Tromble announced that the motion, to approve the Consent Docket as presented, passed by a vote of 7-0.

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Item No. 2, being:

APPROVAL OF THE AUGUST 11, 2016 REGULAR SESSION MINUTES

The minutes of the August 11, 2016 Regular Session of the Planning Commission were approved on the Consent Docket by a vote of 7-0.

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Item No. 3, being:

COS-1617-1 – CONSIDERATION OF A NORMAN RURAL CERTIFICATE OF SURVEY SUBMITTED BY GARY NABORS, JR. (VMI INSPECTIONS) FOR MORNING DOVE ACRES, WITH A VARIANCE IN THE PRIVATE ROAD WIDTH FROM 20' TO 12', FOR PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 96TH AVENUE S.E. AND POST OAK ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Norman Rural Certificate of Survey
4. Request for Variance – Private Road Width
5. Greenbelt Commission Comments

The Norman Rural Certificate of Survey for MORNING DOVE ACRES was approved on the Consent Docket by a vote of 7-0.

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Item No. 6a, being:

R-1617-21 – 704 WEST BROOKS, L.L.C. REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM LOW DENSITY RESIDENTIAL DESIGNATION TO MEDIUM DENSITY RESIDENTIAL DESIGNATION FOR PROPERTY LOCATED AT 704 WEST BROOKS STREET.

and

Item No. 6b, being:

O-1617-6 – 704 WEST BROOKS, L.L.C. REQUESTS REZONING FROM R-1, SINGLE FAMILY DWELLING DISTRICT, TO R-2, TWO-FAMILY DWELLING DISTRICT WITH SPECIAL USE FOR AN OFF-STREET PARKING LOT, FOR PROPERTY LOCATED AT 704 WEST BROOKS STREET.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Postponement Memo
3. Postponement Request

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Chairman Sherrer noted that the applicant has requested postponement of these items to the October 13, 2016 Planning Commission meeting.

Roberta Pailes moved to postpone Resolution No. R-1617-21 and Ordinance No. O-1617-6 to the October 13, 2016 Planning Commission meeting. Dave Boeck seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Roberta Pailes, Andy Sherrer, Lark Zink, Dave Boeck, Tom Knotts, Neil Robinson
NAYES	None
MEMBERS ABSENT	Erin Williford, Chris Lewis

Ms. Tromble announced that the motion, to postpone Resolution No. R-1617-21 and Ordinance No. O-1617-6 to the October 13, 2016 Planning Commission meeting, passed by a vote of 7-0.

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Item No. 4, being:

O-1617-7 – NORMAN HEALTHCARE PARTNERS, L.L.C. REQUESTS CLOSURE AND VACATION OF UTILITY EASEMENTS LOCATED WITHIN LOT 17A, BLOCK 4, N.R.H. MEDICAL PARK WEST, SECTION 4.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Request for Vacation and Closure
4. Letters of Non-Objection

PRESENTATION BY STAFF:

1. Ken Danner – The applicant has requested a closure of utility easements due to a conflict with a structure that is proposed on the property. Sanitary sewer was in that utility easement; it has been relocated, so City staff is not opposed to the closure and the utility companies have not objected. Staff recommends approval of the closure.

PRESENTATION BY THE APPLICANT:

1. Stephen McCaleb, representing the applicant – Thanks to Mr. Danner for his work on this project. We would ask that you adopt the recommendation of the staff. There have been no objections filed by any of the public utility companies. We have, in fact, relocated the sanitary sewer and provided an easement for the City, so this should be something that we believe, along with the staff, is not controversial. We would ask that you approve this application.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend approval of Ordinance No. O-1617-7 to the City Council. Roberta Pailes seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Roberta Pailes, Andy Sherrer, Lark Zink, Dave Boeck, Tom Knotts, Neil Robinson
NAYES	None
MEMBERS ABSENT	Erin Williford, Chris Lewis

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1617-7 to the City Council, passed by a vote of 7-0.

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Item No. 5, being:

O-1617-5 – GALE HOBSON REQUESTS SPECIAL USE FOR A PROFESSIONAL OFFICE FOR PROPERTY CURRENTLY ZONED R-3, MULTI-FAMILY DWELLING DISTRICT, AND LOCATED AT 916 CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Pre-Development Summary

PRESENTATION BY STAFF:

1. Janay Greenlee – Dr. Gale Hobson is requesting a special use for a professional office in the R-3, Multi-Family Dwelling District, at 916 Classen Boulevard. This is the subject tract – R-3, Multi-Family. The existing land use there is a single family home and a detached garage. This is an aerial of the site. There was a 5% protest within the notification area; this is the tract that is protesting; this is the two-story apartment complex at the corner of Miller and Classen. This is the existing single family home. Dr. Hobson is going to keep the existing structure, keep the architectural features as it is, and go through the Historic District Commission. It is in the Miller Historic District, so anything that's done with the exterior will have to go through the HD Commission. Lincoln Elementary across the street to the east. Looking north on Classen Boulevard, and back down to the south on Classen. This is the apartments that are in protest of the special use at the corner of Miller and Classen. This is down near Boyd and Classen looking to the north. The University Falls Apartments on the east side. The Mont at the corner of Boyd and Classen. Then we have the gas station/convenience store and multi-family, which is a PUD, behind that. This is looking on Classen to Boyd to the north, and then to the south.

In this area there have been three special use permits granted. This is one of them; this is the extended Mont parking lot. It was originally R-1; they down-zoned it to RM-2 and got a special use for a parking lot. Single family, R-1, all the way down Classen to the south. This is the Mary Abbott House; this is another special use for an office that was granted within the vicinity at Symmes and Crawford. And looking back toward the west, the Norman Senior Center at Symmes and Miller. This is the Redwine & Cubberly offices; that's zoned C-1. McMichael Music, also zoned C-1, with a parking lot that is actually zoned R-3. This is the law office at the corner of Symmes and Miller.

Dr. Gale Hobson will be the only psychologist that will be working on site. Her daughter will be the office manager. Staff does recommend approval of the professional office, Ordinance No. O-1617-5.

2. Mr. Robinson – The duration of a special use designation – is that permanent?
3. Ms. Greenlee – It stays with that property owner. If she sells the property, that special use permit, you pay a fee. It has to be approved. They have to write a letter stating that they will follow the guidelines that are attached to the special use permit.
4. Mr. Robinson – But they don't have to come back to the Planning Commission?
5. Ms. Greenlee – No.
6. Mr. Robinson – So if a use other than a psychologist comes in – let's say they want to make it a massage parlor. Would that apply?
7. Ms. Greenlee – Yes. I don't think a massage parlor is a special use in R-3. It's more professional offices, so it's going to be like an attorney, an accountant, another psychologist – a professional use that would be allowed in the R-3 zoning designation.
8. Mr. Robinson – So you wouldn't consider a massage parlor a professional use?

9. Ms. Greenlee – It's not listed as a special use in the R-3 zoning district. So no.
10. Ms. Pailles – The question is why. There is a great deal of empty office space in Norman and so the question is why put this in an area that's residential entirely, pretty much, up until Symmes Street.
11. Ms. Greenlee – I talked to the applicant about that. The home type setting. She's a family therapist and she wanted something that was home type. Classen – it's not in the middle of a neighborhood as some of the other houses that were granted special uses in that vicinity. Those are all within the Miller Historic District – every single one of those. But she decided that she wanted an office away from her home where clients could come and she could have it separate from her home dwelling.
12. Ms. Pailles – What would signage?
13. Ms. Greenlee – She'd have to get a separate sign permit. I think it's a foot by a foot – one sign that she'd be allowed. She would also have to get a sign permit. That would also go through the Historic District Commission as well for approval.

PRESENTATION BY THE APPLICANT:

1. Erin Starkey – I am the daughter of Dr. Gale Hobson. She's here as well and she's the homeowner. So we were just going to briefly give you a little bit more information. So there is the picture of 916 Classen, and it was in a lot of disrepair at the time of purchase. It had been used as a rental property so it had seen a lot of use. We've already completed quite a few of the interior renovations, just working on fixing it up to increase the value. Same renovations that would be completed if it were a residential property, so not doing anything different on the inside. And then, of course, working with the Historic Commission on the outside renovations. Again, not doing anything differently than we would do for residential property. So Dr. Hobson is here as well if you have questions for either of us.
2. Mr. Sherrer – Just curious – how many patients or clients do you see on a daily basis? Just thinking about that proximity to the school and entrance and access to the street.
3. Gale Hobson – Very few. I'm down-sizing; I've been a medical director of a large hospital and just moved to Norman. This is my home now and I want to work in the community. I'm going to see very few patients. I'm kind of at that stage of down-sizing so ten or less a week. There really would not be many cars coming and going. I work pretty much individual. I will take only non-insurance, or I won't claim insurance, so they'll be my patients that I've seen, most of them, for many years. I'll not see any children. There's some specialties I just don't work with. It will be predominantly depression, anxiety, the kind of things that most of us as adults deal with.
4. Mr. Sherrer – And you're living off-site, correct?
5. Dr. Hobson – Yes. I have a home on Flood actually.
6. Ms. Pailles – I kept just thinking why, because it's residential both sides, behind you, the block behind that, the block behind the school. It's a solidly residential area. If you're new in town, there's an item called the Porter Avenue Corridor Study. This actually applies to Porter north of where you are, but it begins at Alameda. It suggests design and planning good ideas. One of the things it says is it defines leap frog development, which is commercial, home, commercial – inconsistent development – inconsistent uses. It says leap frog development interrupts the cohesive neighborhood unit. Leap frog development is an inappropriate development pattern for the Porter Corridor. I think that's true. I mean, yours seems like an innocuous use, but it seems inappropriate to put an office designation in the middle of this

residential area. As everybody here has heard often, it's one change and the next change will rely on this to argue for more change. It tends to be a wedge that breaks up older residential neighborhoods. Again, yours seems relatively innocuous but it seems inappropriate to change the zoning when it's a solidly residential area.

7. Dr. Hobson – Could I respond to that? I have several reasons for that. One is there on Classen, as you know, it's busier than back in the neighborhood, so that seemed to be appropriate to me. But probably the main reason is I love older homes. I lived in Heritage Hills for a number of years and have renovated a number of older homes myself and I love that. That's something my daughter and I have enjoyed doing. I feel good in a home like that. I think that's a real positive atmosphere for really good professional work and I'm at that point in my career where I'd like to offer that. I just think it would be a real benefit to the area. We're going to make that home a beautiful place and a comfortable place and I just think it would be a real benefit to the area.

8. Ms. Starkey – If I could, I'd like to add to that, too, that, because we're not doing anything to the property other than what we would do if were a residential home – I mean, in the purposes that we're using it for, it would be a much quieter place to be, as opposed to if it rented out to college students or any other option that it could be. Also, not asking for a zoning change; it's just a special use and I think it's probably pretty far from a commercial establishment as well.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck – I have a concern about this. I think making it an office – and I heard a comment today that this is probably going to be less traffic there than if it was student housing, but the problem I have is it's, again, like Commissioner Pailles stated, it's largely a residential neighborhood. The examples that the City staff showed were all established areas that had commercial that was kind of mixed in-fill at a corner someplace, for the parking garage or like the – I'm trying to think of the name of the house that's a counseling center or whatever by the Senior Center. That was the only house left standing around there. There was law offices and the Senior Center and more law offices and Hiland Dairy. So this, to me, is still predominantly residential and needs to stay residential. I keep thinking of Britton Road and 23rd Street, where once you start – and I know this is special use, but I've seen where we've passed PUDs for health care offices and the next thing you know the health care doesn't work out so then they come back and alter the PUD for general commercial. It's – the term slippery slope in my mind is something we don't intend to do but it happens. So I really don't support this change.

*Sandy Bahan moved to recommend approval of Ordinance No. O-1617-5 to the City Council.
Lark Zink seconded the motion.*

There being no further discussion, a vote on the motion was taken with the following result:

YEAS

NAYES

MEMBERS ABSENT

Sandy Bahan, Andy Sherrer, Lark Zink, Tom Knotts

Roberta Pailles, Dave Boeck, Neil Robinson

Erin Williford, Chris Lewis

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1617-5 to the City Council, passed by a vote of 4-3.

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Item No. 7, being:

O-1617-8 – SOUTHRIDGE NEIGHBORHOOD REQUESTS A HISTORIC DISTRICT OVERLAY FOR PROPERTY GENERALLY BOUNDED BY OKLAHOMA AVENUE ON THE EAST AND CLASSEN BOULEVARD ON THE WEST, THE NORTH SIDE OF MACY STREET ON THE NORTH, AND THE SOUTH SIDE OF SHAWNEE STREET ON THE SOUTH.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Map A – Proposed Southridge Historical District
4. Map B – Southridge Historical Survey Project Area
5. Map C – Proposed Southridge Historical District: Property Owners Supporting
6. Map D – Proposed Southridge Historical District: Structures & Parcels Contributing
7. Memo re Documentation

PRESENTATION BY STAFF:

1. Andis Starr – I am one of the Planners in the Planning Department and I act as the Historic Preservation Officer for the two current historic districts – Miller and Chautauqua. The proposed Southridge Historic District is located one mile south of downtown and a quarter mile east of the OU campus. Neighbors within the proposed historic district have pursued the steps necessary for requesting an historic district designation. Those steps include an architectural survey, the gathering of signatures of at least 51% of the land area property owners, and submission of a zoning application as required by other zoning requests. The City of Norman, in September of 2014, contracted to have an intensive level survey done of the Southridge neighborhood, and that can be seen on Map B. After the neighborhood had gathered signatures, they have proposed a smaller area than is seen in this survey map because of the number of signatures they were able to get. The submitted application for the proposed Southridge district has 77.9% of the land area in support of the designation, as seen on Map C. And 82 of the parcels signed in support out of 103, and 61 of the parcels are historically contributing parcels, which you can see on Map D.

The Southridge Addition was platted in 1922 by local real estate developers interested in meeting the housing demand from the University of Oklahoma staff, professors, and students. Southridge construction spanned four decades, and is one of the only neighborhoods in Norman to consistently see construction during the 1930s. According to the 2014 Southridge Neighborhood Intensive Level Survey report, the proposed Southridge Historic District contains one of the only privately built multi-family structures to be constructed during World War II in Norman. It fulfilled some of the much-needed housing demand created by the opening U.S. Navy training facility in Norman, which flooded the town with many military personnel as well as their families.

The period of significance for the proposed Southridge neighborhood is 1922 to 1950, and that is based upon the beginning and conclusion of significant construction activity in the neighborhood.

The Historic District Commission met September 6, this last Tuesday night, and reviewed this. They used a set of criteria that is listed in the Zoning Ordinance as part of their review. That criteria included 1[a] out of Zoning Ordinance Section 429.3.6, which says: has significant character, interest or value as part of the development, heritage or cultural characteristics of the locality. The Southridge Neighborhood Intensive Level Survey found that the Southridge Addition contributed to the development of Norman as a university city by providing much-needed housing over the course of three decades from 1922 to 1950. Criteria 1[c]: exemplifies the cultural, political, economic, social, or historic heritage of the community. Again, the Southridge Intensive Level Survey report found that it did exemplify the economic, social, and historic heritage of the Norman community from the 1920s to the 1950s. Finally, criteria 2[a]: portrays the environment in the era of history characterized by a distinctive architectural style. Again, the 2014 Southridge Neighborhood Intensive Level Survey found that the addition was architecturally significant as good representation of popular architectural styles during the middle decades of the 20th Century. The prominent architectural styles of the Southridge

Addition include Tudor Revival, Colonial Revival, Classical Revival, and Modern Movement Minimal Traditional. I have included some pictures of that. This one is the University Falls there on the corner of Classen and Boyd. These are just some of the homes. You can see some different styles of the homes in this neighborhood. They're quite the variety and very well-maintained. This is the one house that the survey report suggested need further study as possibly being eligible for National Registry designation due to the fact that it was designed by a famous architect Harold Gimeno. Just a few more different styles.

At the Historic District Commission meeting, the Commissioners recommended approval of the Historic District designation, based upon the above criteria that I had listed and staff analysis of the criteria indicates that the Southridge Historic District is an appropriate historic district boundary. I would be happy to answer any questions from the Commission.

2. Mr. Boeck – The criteria for houses that weren't significant in this, what was the criteria on that?

3. Ms. Starr – We hired a consultant to do the Southridge Intensive Level Survey and different things make it non-contributing or contributing. One thing that would bump you out of being contributing would be the age of the house. So she found that the period of significance was from 1920 to 1950s, so some of the houses are a little bit older than that. The other way that you could be non-contributing was that if you'd had so much renovation done to your house that you had removed some of the important architectural elements that were significant to that house, then that would make your house non-contributing.

4. Mr. Robinson – I see from the map of the study area, the study area extended beyond to the west of Classen and then south of Brooks, but the boundaries of the district now are along Classen and then north of Brooks half a block. What was the reason for the shrinkage?

5. Ms. Starr – Well, that really had to do with the support that the neighborhood was able to get. After the survey was done, they went out to canvass the neighborhood and see who was interested in being in the historic district, and after they had gathered signatures it became apparent to them that neighbors on the west side were not interested, nor were the neighbors interested south of Brooks. So they concentrated on just getting signatures in the proposed area that they eventually came up with.

PRESENTATION BY THE APPLICANT:

1. Paul I. Johnston, 511 Shawnee Street – I have lived in Southridge for 36 years. I am the one standing here tonight talking to you, but I'm speaking for dozens and dozens of our neighbors and friends in Southridge at the culmination of really two and a half years of work as we put this together as we've contacted all of our neighbors about the possibility of creating a new historic district, the first one Norman has seen in nearly a quarter century. Southridge is one of those beautiful places where you can go that's not far from the middle of Norman, that when you drive down the streets under those great big trees and see the wonderful variety of the architectural styles featured in the streets that we're talking about, you are rejuvenated actually and you can feel hope for the future because you have experienced the best of what Norman used to be in the past.

Southridge was home for many influential Norman leaders over the years. They drank their morning coffee, they ate their scrambled eggs, they mowed the grass, built their houses and lived in them for decades of the 20th Century. A large number of Norman's important early-day civic leaders and University of Oklahoma professors have in this neighborhood, including: Savoie Lottinville, Rhodes scholar, Oxford University graduate, who for 30 years was director of the University of Oklahoma Press. He was also longtime Regents Professor of History at OU. Due to a chance encounter on a train trip right before the war, Mr. Lottinville made the suggestion that the U.S. Navy consider coming to Norman and opening North and South Base. It was a very fortuitous meeting as it turned out.

Horton Grisso, for many years Executive Vice President of Security National Bank and Trust Company of Norman. He was a Norman community leader for three decades. Up until his retirement in 1967 Mr. Grisso wore many hats in Norman, serving as Past President of the OU Alumni Association, the Norman Chamber of Commerce, the Norman Lions Club, even the Central Oklahoma Master Conservancy District for Lake Thunderbird.

Maurice Crownover, former Superintendent of the City of Norman's Line Maintenance Division and later longtime Vice President of the First National Bank and Trust Company of Norman.

Fred Tarman, publisher of the Norman Transcript from 1922 until his retirement in 1969. He also lived in the Southridge Addition. Tarman was one of the original three people asked to serve on the University of Oklahoma Foundation. Tarman Tower residence hall on the OU Campus, as well as Tarman Circle in east Norman, were named in his honor in recognizing his lifetime achievement as a civic leader.

Fred Shellabarger, who taught in the School of Architecture at OU from 1955 until he retired in 1979. He is the architect who designed the modern brick terminal at Max Westheimer Airport. He also designed St. Michael's Episcopal Church on the south side of Highway 9 at Imhoff Road that you've driven by many times and admired its great modern and bold statement.

Southridge also was home to distinguished professor of music composition Spencer Norton, translator of librettos which today are preserved as part of the Western History Collections at OU. He was a teacher of music theory on the campus. Even today his legacy lives on in both the Norton Artist Series and the Norton Lecture Series on campus, which are well-attended events each academic year.

Although he didn't live in the Southridge Addition, renowned Norman architect Harold Gimeno designed a magnificent Spanish Colonial Revival home that sits on the corner of Okmulgee Street which stands today as one of his true masterworks. Gimeno is the architect who designed the Sooner Theater on West Main Street in our downtown. He designed churches, commercial buildings, and homes during the 1920s in the Spanish Renaissance style. Some would argue that Gimeno's home on Okmulgee is his most beautiful residential work.

Finally, Southridge is home to what many believe is the only surviving example of housing built by a private company to house OU students and military personnel during World War II, the H.M. Murray Company apartment buildings on the corner of Classen and Boyd across from The Mont. These apartments survive in nearly their original condition and appearance from their construction in 1943. They are among the most historic structures in Norman dating from the war years, when Norman was still a small town of 18,000 people.

It is our hope that the Planning Commission will look favorably upon our request to form a new historic district in our city here which will preserve and help to take care of the beauty and the integrity and the architectural variety which exists in the Southridge Addition, as well as help preserve some of the social and educational history of early-day Norman. All of us who live in Southridge thank you for considering our request.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Ms. Pailes – And another famous person that lived there was George Sutton of Sutton Hall and zoology and ornithology fame.
2. Mr. Boeck – This is exciting.

Dave Boeck moved to recommend approval of Ordinance No. O-1617-8 to the City Council. Neil Robinson seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Roberta Pailles, Andy Sherrer, Lark Zink, Dave Boeck, Tom Knotts, Neil Robinson
NAYES	None
MEMBERS ABSENT	Erin Williford, Chris Lewis

Ms. Tromble announced that the motion, to recommend approval of Ordinance No. O-1617-8 to the City Council, passed by a vote of 7-0.

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Item No. 8, being:

MISCELLANEOUS COMMENTS

1. Ms. Connors – As some of you know, the new Comprehensive Plan process has begun. The consultants will be in town next week and they wanted to have an opportunity to perhaps meet with Planning Commission members who might be available on Thursday afternoon from 3:00 to 4:00 (September 15). This will not be the only opportunity to meet with them.

2. Mr. Boeck – I'm on the board for the 21st Century Norman Senior Association, who is actively supporting the new library and free-standing senior center. One of the things I did this last week, I sent City Council and Planning Director and Mayor and City Manager information that I got from one of our board members -- the State of Michigan has a policy for making communities age-friendly, or helping them to become certified age-friendly communities. The State of Texas has that also. I sent them the plans, the narrative, and the planning process of how to do that. Norman is a college town and college towns are where people want to retire. I would like to see us eventually go through the process. Oklahoma had it then they cut the funding for it to allow cities in Oklahoma to become certified age-friendly or retirement communities. Stillwater is the only town that I know that actually started the process, because it was their two legislators that actually put that bill forward. I'd still like to see Norman go through the process of analyzing and evaluating how age-friendly we are, and what we can do to improve on that.

3. Ms. Pailes – Looking at some of the documents we'd had on historic neighborhoods, I came across a list of City staff that had been helpful with historic neighborhoods and I was curious if these positions were still current, because I know the people involved have left. Is there still a revitalization manager?

Ms. Connors – There is not. It doesn't exist anymore.

Ms. Pailes – How about neighborhood planner?

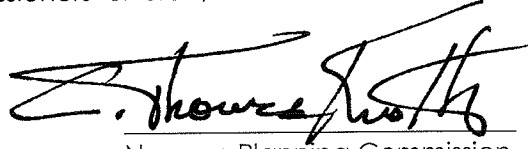
Ms. Connors – Andäis Starr has many hats. So if we do neighborhood plans, she will be the person that does that. She's the Historic Preservation Officer, and she's also a long-range planner, along with myself. It always was a combined position; that has not changed. We reorganized.

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Item No. 9, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 7:14 p.m.



Norman Planning Commission